175.0	0010	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,500 / 634,500
					USE VALUE:	634,500 / 634,500
					ASSESSED:	634,500 / 634,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OWHO-OVUAKPORIE KESIENA
Owner 2:	OWHO AIZHAN TOREGOZHINA
Owner 3:	
Street 1:	61 LOCUST ST #303
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	DOYLE JOAN V -
Owner 2:	-
Street 1:	160 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6053.000	213,400		421,100	634,500
Total Card	0.139	213,400		421,100	634,500
Total Parcel	0.139	213,400		421,100	634,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.42 /Parcel: 393.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117812

GIS Ref

GIS Ref

Insp Date 08/25/18

!13703!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0010-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,400	0	6,053.	421,100	634,500		Year end	12/23/2021
2021	101	FV	205,900	0	6,053.	421,100	627,000		Year End Roll	12/10/2020
2020	101	FV	206,000	0	6,053.	421,100	627,100	627,100	Year End Roll	12/18/2019
2019	101	FV	178,900	0	6,053.	415,100	594,000	594,000	Year End Roll	1/3/2019
2018	101	FV	178,300	800	6,053.	318,800	497,900	497,900	Year End Roll	12/20/2017
2017	101	FV	178,300	800	6,053.	300,800	479,900	479,900	Year End Roll	1/3/2017
2016	101	FV	178,300	800	6,053.	276,700	455,800	455,800	Year End	1/4/2016
2015	101	FV	166,700	800	6,053.	258,700	426,200	426,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:36:04

LAST REV

Date	Time
11/29/21	10:05:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13703

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE JOAN V,	79145-345	1	11/15/2021		750,000	No	No		
	13079-732		10/22/1976		42,500	No	No		Helen C Doyle dod 6/28/2015

USER DEFINED

Prior Id # 1:	117812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	355	PATRIOT
12/14/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6053		Sq. Ft.	Site		0	70.	0.99	6									421,113						421,100	

Total AC/HA:	0.13896	Total SF/SM:	6053	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,113	Spl Credit		Total:	421,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	146.985
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309332
Depreciation:	95893
Depreciated Total:	213439

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

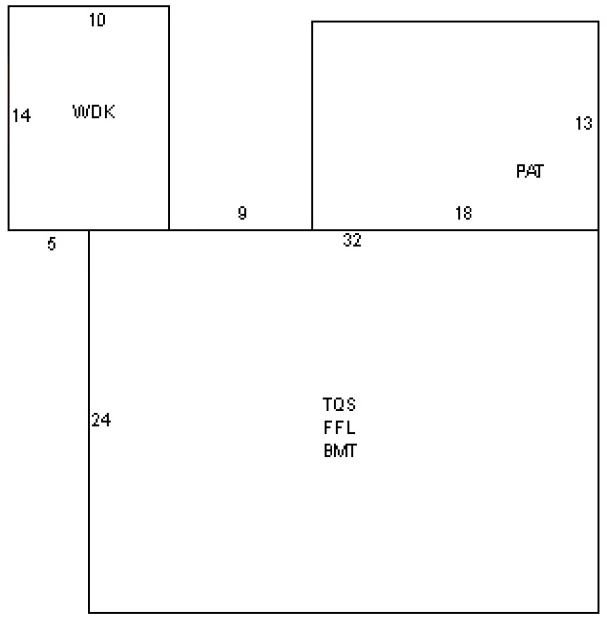
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	146.99
Special Features:	0	Val/Su Net:	85.84
Final Total:	213400	Val/Su SzAd	158.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	54.130	41,570
FFL	First Floor	768	146.990	112,885
TQS	3/4 Story	576	146.990	84,664
PAT	Patio	234	3.810	892
WDK	Deck	140	13.010	1,821

Net Sketched Area:	2,486			Total:	241,832
Size Ad	1344	Gross Area	2678	FinArea	1613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc